

## CITY of TIGARD DEVELOPMENT CODE

### 18.730.050 Miscellaneous Requirements and Exceptions

- A. When abutting properties have non-conforming front setbacks. If there are dwellings on both abutting lots with front yard depths less than the required depth for the zone, the depth of the front yard for the intervening lot need not exceed the average depth of the front yards of the abutting lots.
- B. When one abutting property has a nonconforming front setback. If there is a dwelling on one abutting lot with a front yard of less depth than the required depth for the zone, the front yard for the lot need not exceed a depth one-half way between the depth of the abutting lot and the required front yard depth.
- C. Storage in front yard. Boats, trailers, campers, camper bodies, house trailers, recreation vehicles or commercial vehicles in excess of 3/4 ton capacity may be stored in a required front yard in a residential zone subject to the following:
  - 1. No such unit shall be parked in a visual clearance area of a corner lot or in the visual clearance area of a driveway which would obstruct vision from an adjacent driveway or street;
  - 2. No such unit shall be used for dwelling purposes except that one camper, house trailer or recreational vehicle may be used for sleeping purposes only by friends, relatives or visitors on land entirely owned by or leased to the host person for a period not to exceed 14 days in one calendar year, provided that such unit shall not be connected to any utility, other than temporary electricity hookups and provided that the host person shall receive no compensation for such occupancy or use;
  - 3. Any such unit parked in the front yard shall have current state license plates or registration and must be kept in mobile condition.
- D. Projections into required yards.
  - 1. Cornices, eaves, belt courses, sills, canopies or similar architectural features may extend or project into a required yard not more than 36 inches provided the width of such yard is not reduced to less than three feet.
  - 2. Fireplace chimneys may project into a required front, side or rear yard not more than three feet provided the width of such yard is not reduced to less than three feet.
  - 3. Open porches, decks or balconies not more than 36 inches in height and not covered by a roof or canopy, may extend or project into a required rear or side yard provided such natural yard area is not reduced to less than three feet and the deck is screened from abutting properties. Porches may extend into a required front yard not more than 36 inches.
  - 4. Unroofed landings and stairs may project into required front or rear yards only.

#### 5. Add this sub-section.

***In the R-12 zone, pop outs and bay windows with living area may project into side yards by one foot provided the pop outs or bay windows do not exceed 12 feet in length or contain over 30% of the dwelling unit side elevation square footage and provided the width of the approved side yard is not reduced to less than 3 feet.***

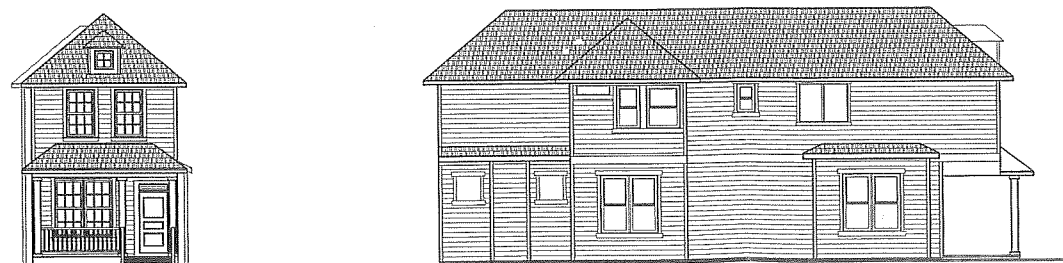
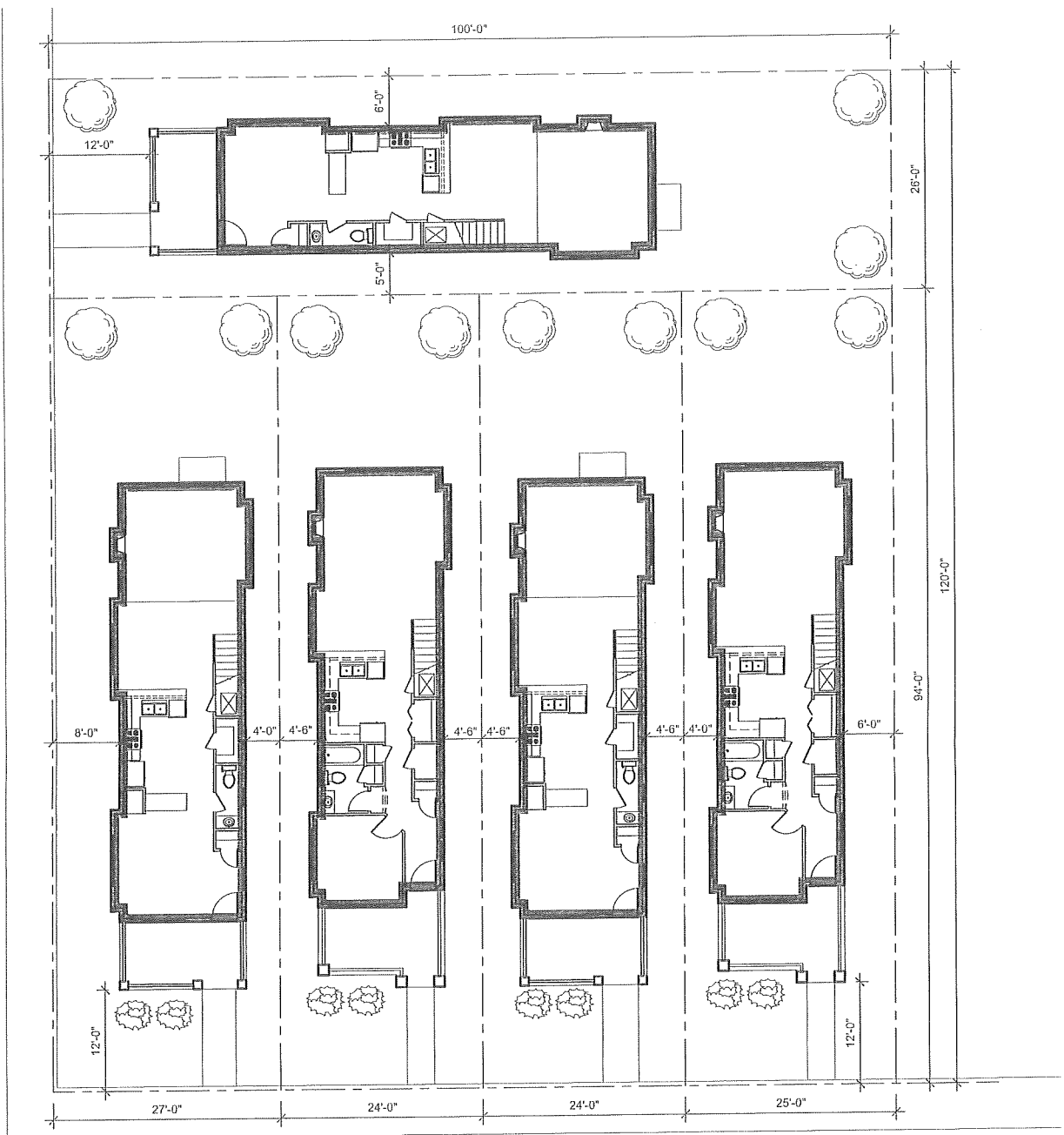
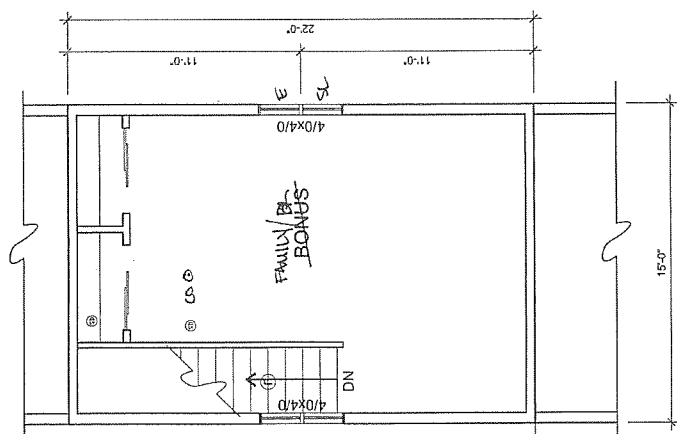
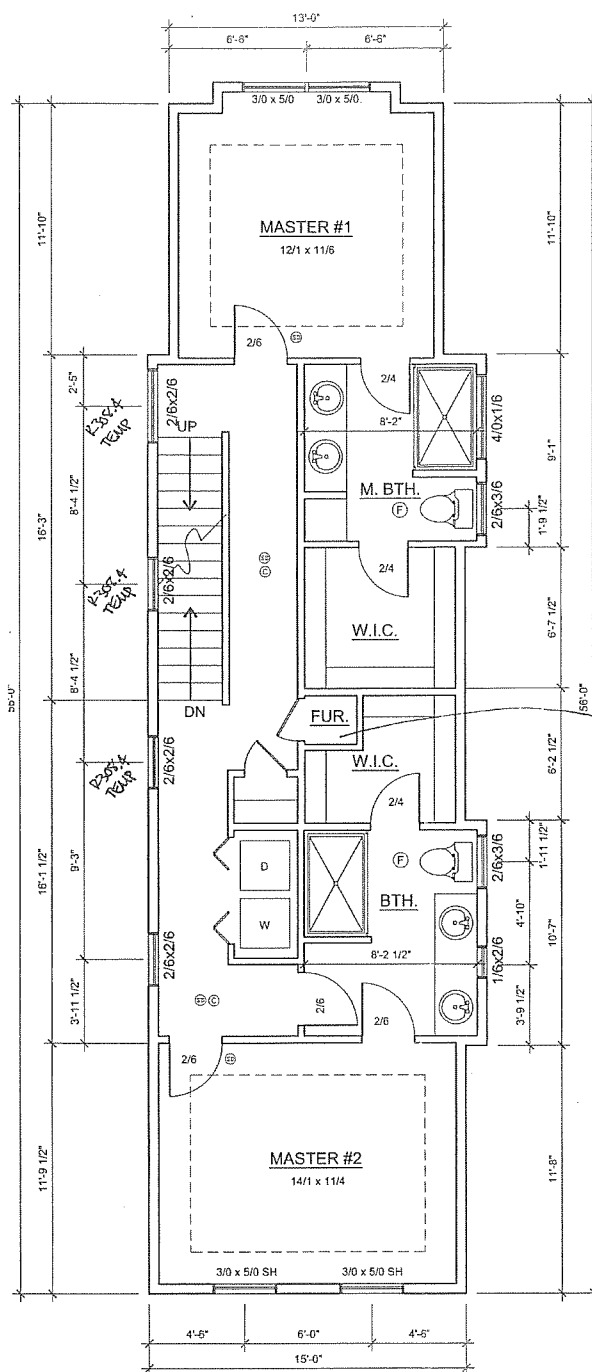
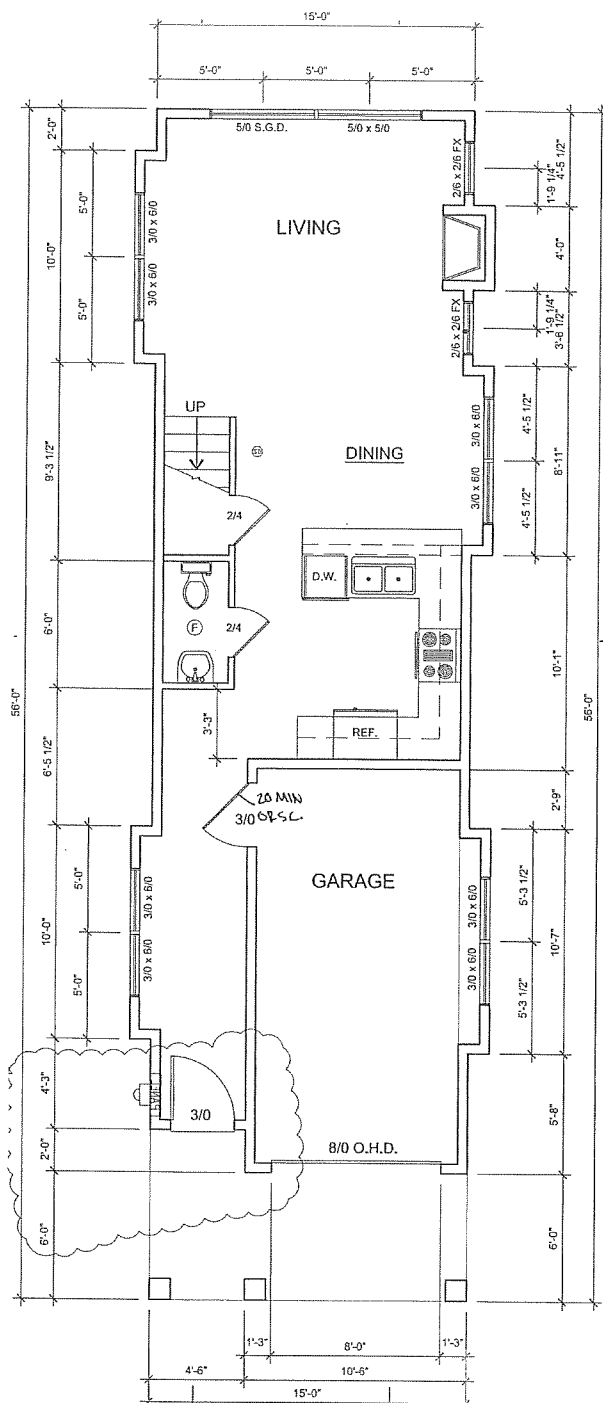


EXHIBIT "B"



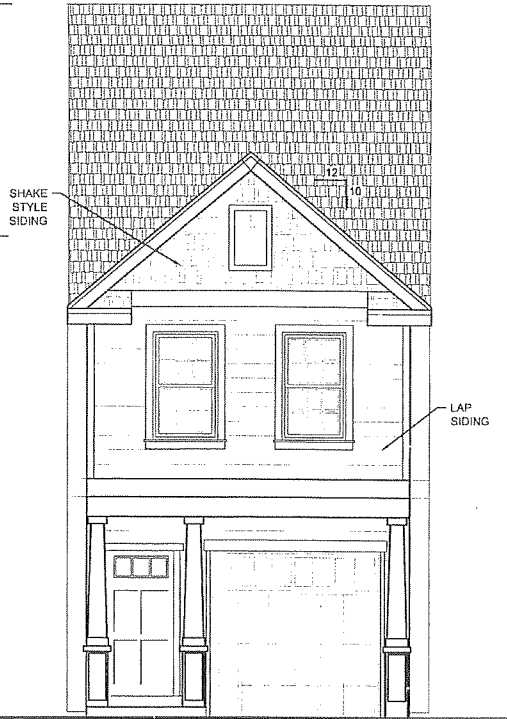
RIDGE = 33'-0"

M.R.H. = 22'-2 3/8"

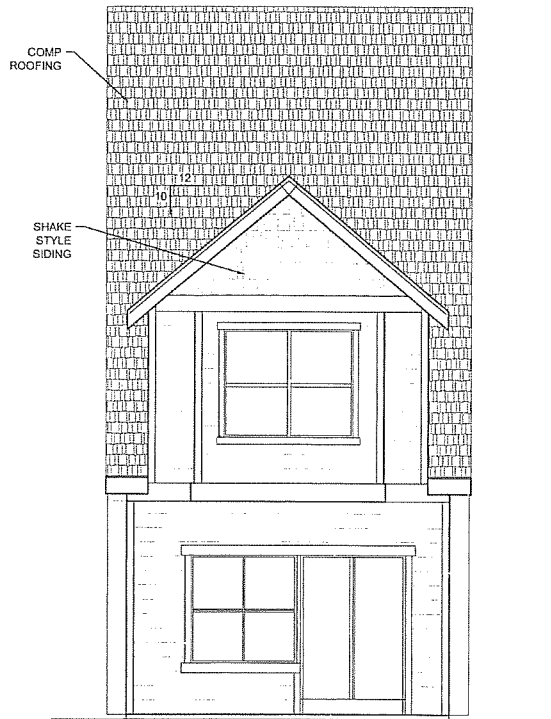
TP. = 10'-5"

FF. = 11'-3 7/8"

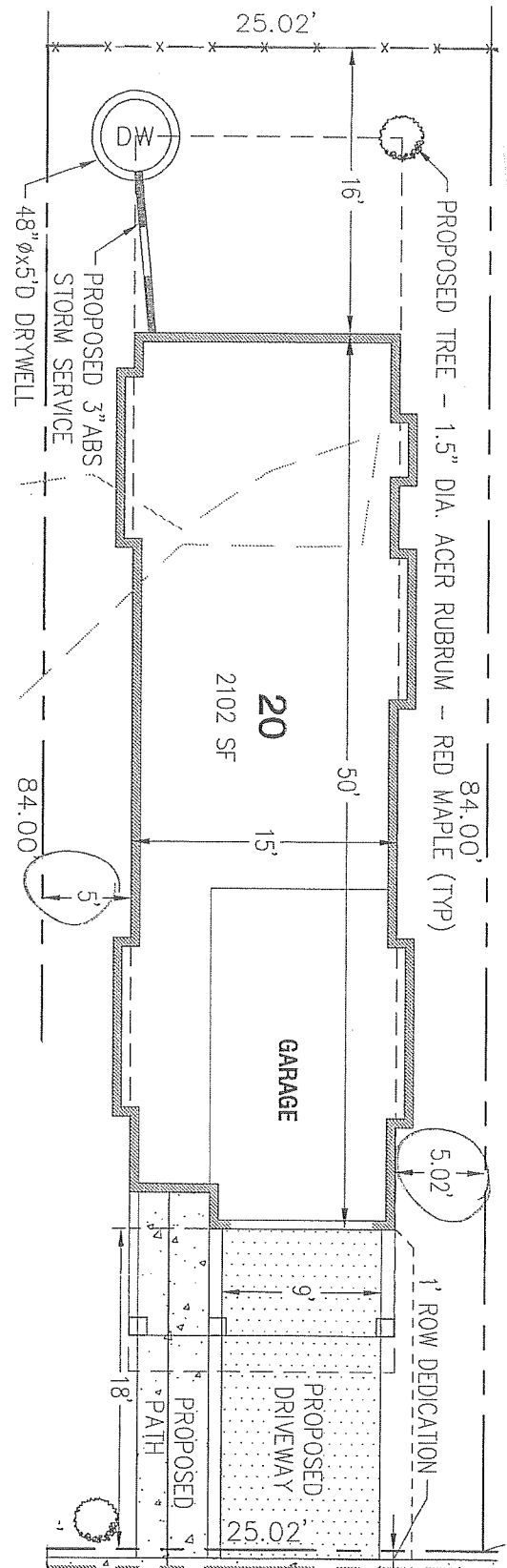
FF. = 1'-0"  
GRADE = 0'-0"  
REFERENCE



1 FRONT ELEVATION  
D1 1/4" = 1'-0"



3 REAR ELEVATION  
D1 1/4" = 1'-0"





2 LEFT ELEVATION  
D1 1/4" = 1'-0"



4 RIGHT ELEVATION  
D1 1/4" = 1'-0"